



CITY OF HAYWARD STAFF REPORT

AGENDA DATE 7/24/03

AGENDA ITEM 4

To: Planning Commission

From: Richard Patenaude, Principal Planner

Subject: PL-2003-0113 SPR – Demolition of Vacant Bank Building and Construction of Two Multi-Tenant Retail Buildings – Francisco Trujillo for Tait & Associates (Applicant) / Southland Office Center Investors LLC (Owner)

The Project Is Located at 24301 Southland Drive in a Central Business (CBB20) District

RECOMMENDATION:

Staff recommends that the Planning Commission 1) find that the project is Categorically Exempt from CEQA pursuant to Section 15332 of the Guidelines, *In-Fill Development Projects*, and 2) approve the Site Plan Review application subject to the attached findings and conditions of approval.

DISCUSSION:

The project would be located at the sharp bend of Southland Drive. The property contains a 5,297-square-foot vacant bank building; the remainder of the property is finished with concrete hardscape elements, including a non-functioning fountain and a courtyard at the street bend. Washington Mutual Bank is on a separate property but carves out a corner, and functions as a part, of this site. The 6-story Southland Office Center building is located immediately to the north, and the California Bank & Trust building is located to the west.

The proposed project consists of two rectangular buildings that would be placed in an "L" with the Washington Mutual Bank building as the hub. Building "A" would contain 5,785 square feet and could accommodate up to three tenants. Building "B" would contain 7,700 square feet with up to four tenants. A new parking lot would be located in the inside of the "L." The project would also share parking on the adjacent property to the west under an agreement between the two properties.

Each tenant space averages approximately 1,925 square feet each. Tenants could include restaurants, party supply stores, mattress stores, shoe stores, electronics retailers, bike shops, florists fitness equipment stores and other similar retail commercial uses, as well as banks and other professional services, and barber and beauty shops and other personal services, as

permitted by the Central Business District. Such uses would be supportive of Southland Mall by adding to the concentration of shopping facilities.

Architecture

The proposed retail buildings are designed to be contemporary one-story commercial blocks. There is no predominant architectural theme to Southland Mall or the immediate surroundings, and no master plan in place. With the exception of the Applebee's and Marie Callender's restaurants, the surrounding buildings are dated and provide little architectural interest. Therefore, it is important that the proposed center provide interest on its own at this time.

Four towers would be placed at opposing corners of the buildings to create landmark and focus elements. Tenant spaces are highlighted by large glass storefronts facing the parking lot; metal awnings divide the storefront creating a "transom" section in the upper portion. The rear of the tenant spaces would contain storefront glass that could function as regular windows or display windows depending on the need of the tenant. The buildings would be finished with stucco in earthtone colors; awnings would be of a complementary green color. The building includes a base denoted by a band of a different color stucco. Embedded tiles accent the spaces between storefronts. Heavy trellises for landscape would be used at the end of buildings without storefronts.

There are further opportunities to include design features to add interest and greater a sense of richness. The outside tower on each building could be raised to create a variety of height levels and strengthen their landmark quality. The bases of the buildings could be of a different material, such as brick. The frieze at the top of each tower could incorporate decorative tiles. The accent color of the awnings could be incorporated within other decorative accents, such as light fixtures, patio furniture, and litter cans. Interest could also be added to the broad facade above the windows by incorporating recessed or raised areas for the signs; signs on this building would be composed of individual channel letters. A condition of approval requires such upgrades.

The proposed parking lot contains adequate provision for required landscaping. However, there is no break in the hardscape between the parking lot and the buildings. The mass of the buildings could be softened with landscaping along the front of the buildings. This could be accomplished with the addition of raised planters along the base of the buildings between the storefronts and at the building ends. The planters could contain seasonal flowers and some trailing greenery. A condition of approval requires such upgrades.

The CCCCIC reviewed the proposal in January 2003. Although the Committee recommended approval of the project (2-1), the members of the CCCCIC stated a preference for a single-tenant building over a new strip center.

ENVIRONMENTAL REVIEW:

It has been determined that this project is Categorically Exempt from review under the California Environmental Quality Act, pursuant to Section 15332 of the Guidelines, *In-Fill Development Projects*.

PUBLIC NOTICE:

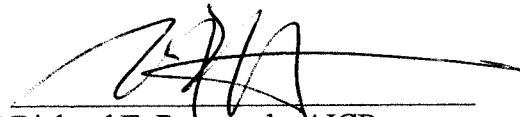
A referral notice was mailed to all property owners and residents within 300 feet of the project site. Notice was also provided to the Hayward Chamber of Commerce, the Southgate Area Homeowners Association, the Longwood Area Neighborhood Association, and to members of the Longwood-Winton and Southgate Neighborhoods Task Forces. On July 14, 2003, a Notice of Public Hearing for the Planning Commission hearing was mailed.

The Southgate Area Homeowners Association Board expressed concerns with this project citing a lack of parking, and vehicular and pedestrian circulation problems in a congested area. The Board believes that a "strip center" is inappropriate for this location and that a larger or regional use would better enhance the area. This project provides sufficient parking for the uses proposed and does not cause a change in any circulation pattern, either vehicular or pedestrian.

CONCLUSION:

The proposal for retail buildings is consistent with the City's regulations and policies for the Central Business District and would allow support uses for Southland Mall.

Prepared by:



Richard E. Patenaude, AICP
Principal Planner

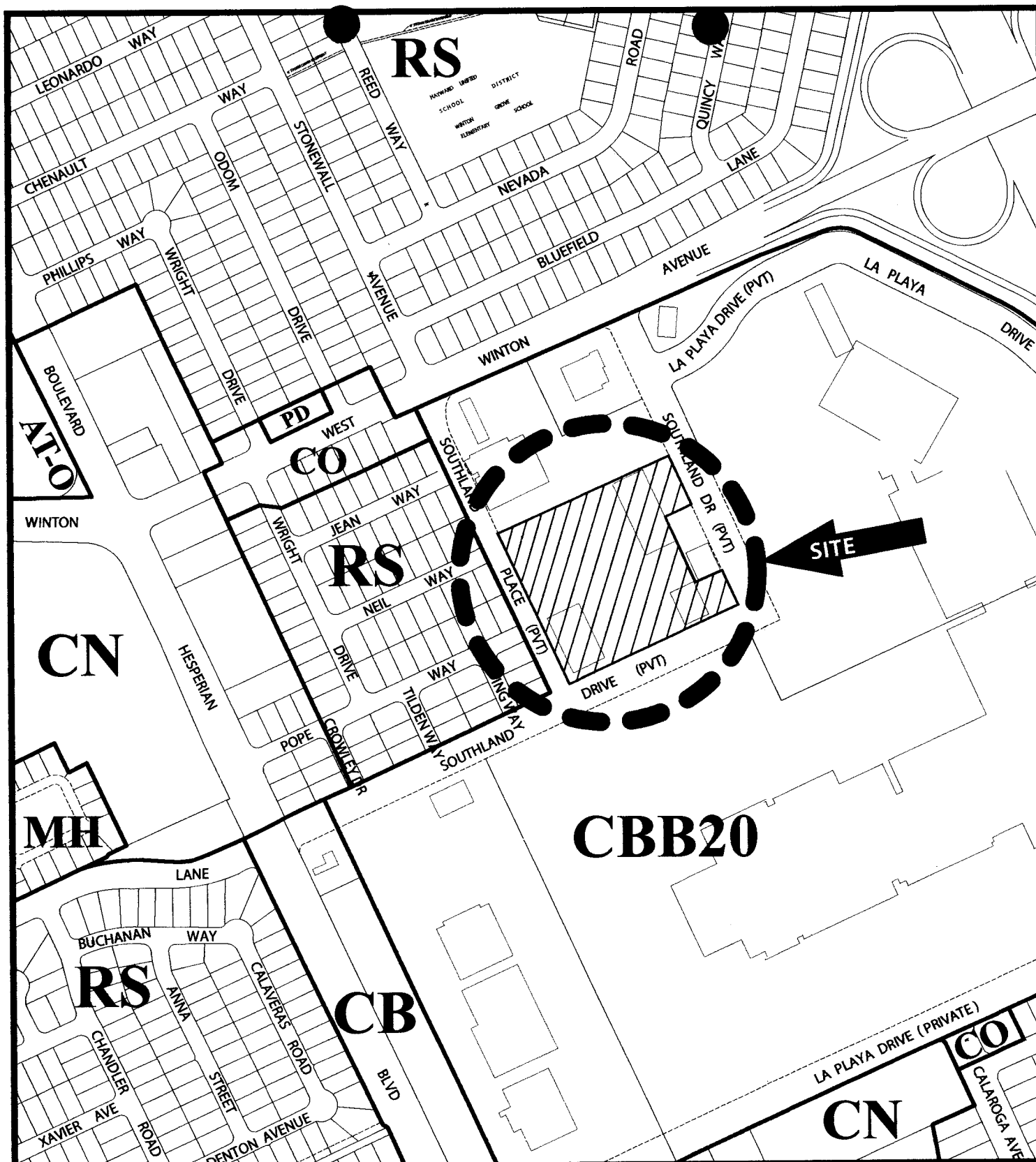
Recommended by:



Dyana Anderly, AICP
Planning Manager

Attachments:

- A. Area Map
- B. Conditions of Approval
- C. Findings for Approval
- D. Letter from Southgate Area Homeowners Association (3/7/03)
Plans and Elevations



Area & Zoning Map

PL-2003-0113 SPR

Address: 24301 Southland Drive

Applicant: Francisco Trujillo

Owner: Southland Office Center Investors

AT-O-Air Terminal-Operations

CB-Central Business

CN-R-Neighborhood Commercial-residential

CO-Commercial Office

MH (P)-Mobile Home Park

PD-Planned Development

RS-Single-Family Residential,RSB4,RSB6



CONDITIONS OF APPROVAL
PL 2003-0113 SPR
24301 Southland Drive
Francisco Trujillo for Tait & Associates (Applicant) /
Southland Office Center Investors LLC (Owner)

Planning Division

1. PL 2003-0113 SPR to accommodate a two-building multi-tenant commercial center shall be constructed according to these conditions of approval and the plans approved by the Planning Commission on July 24, 2003.
2. This approval is void one year after the effective date of approval unless prior to that time an extension is approved. Any modification to this permit shall require review and approval by the Planning Director. A request for a one-year extension-of-time, approval of which is not guaranteed, must be submitted to the Planning Division at least 30 days prior July 24, 2004.
3. If a building permit is issued for construction of improvements authorized by the site plan review approval, the site plan review approval shall be void two years after issuance of the building permit, or three years after approval of the application, whichever is later, unless the construction authorized by the building permit has been substantially completed or substantial sums have been expended in reliance upon the site plan review approval.
4. Unless otherwise required, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the Planning Director prior to final inspection and occupancy of any structures.
5. The permittee shall assume the defense of and shall pay on behalf of and hold harmless the City, its officers, employees, volunteers and agents from and against any or all loss, liability, expense, claim costs, suits and damages of every kind, nature and description directly or indirectly arising from the performance and action of this permit.
6. Violation of these conditions is cause for revocation of permit, after a public hearing before the duly authorized review body.
7. No outside storage of material, crates, boxes, etc. shall be permitted anywhere on site, except within the trash enclosure area as permitted by fire codes and within areas designated for outdoor display of merchandise for sale. No material shall be stacked higher than the height of the trash enclosure screen wall and gate.
8. Tenant management shall take reasonable necessary steps to assure the orderly conduct of employees, patrons and visitors on the premises to the degree that surrounding commercial uses would not be bothered and that loitering is not permitted.
9. Sidewalks and parking lots must be kept free of litter and debris and to minimize the amount of wind-blown debris into surrounding properties. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. No cleaning agent may be discharged to

the storm drain. If any cleaning agent or degreaser is used, washwater shall be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval, and conditions of the City wastewater treatment plant.

10. A minimum of two trash receptacles shall be placed at each customer entry. Trash receptacles shall be a decorative type with a self-closing metal lid consistent with the materials and accent colors of the buildings.
11. No vending machines shall be displayed outside the building, except for newspaper racks.
12. The applicant, owner(s) and/or tenants shall maintain in good repair all building exteriors, walls, lighting, trash enclosure, drainage facilities, driveways and parking areas. The premises shall be kept clean. Any graffiti painted on the property shall be painted out or removed within seven days of occurrence.
13. Any public telephone(s) shall be located within the interior of the building, unless otherwise authorized by the Planning Director. Any public telephone allowed to be installed on the exterior of the building shall be limited to out-going calls only and shall be located near the store entry.
14. Deliveries to individual tenants shall be made outside of regular business hours or otherwise not interfere with customer parking and circulation.

Design

15. Color consistency of all decorative accents, such as light fixtures, patio furniture, and litter cans, shall be consistent with the color of the awnings to the satisfaction of the Planning Director. The outside tower on each building shall be raised to strengthen their landmark quality; the frieze shall incorporate decorative tile. The bases of the building shall be treated with a decorative material, such as brick. Interest should also be added to the broad facade above the windows by incorporating recessed or raised areas for signs or other decorative trim that would break up the broad expanse.
16. All roof mechanical equipment and any satellite dish shall be fully screened from view of the freeway and from ground-level view within 150 feet of the property.
17. Prior to occupancy and the installation of any signs, the applicant shall submit a Sign Program Application to the Planning Director for review and approval, subject to the following:
 - a. compliance with the City of Hayward Sign Regulations;
 - b. wall signs shall use individual channel letters;
 - c. no monument signs are permitted;
 - d. directional signs shall not exceed 6 sq.ft. in area per face and 3 feet in height; and the applicant/business operator shall not display any illegal banner signs, portable signs, inflatable signs, or other illegal signs on the property.
18. Exterior lighting for the establishment shall be maintained which is adequate for the illumination and protection of the premises but does not exceed a light level that provides glare to motorists, nor spills onto nearby properties, or up into the sky. The fixtures shall be

designed to keep the light from spilling onto adjacent properties. Within the parking lot, the minimum requirement is 1-foot candle of light across the entire surface. Luminaires shall be of a design that complements the architectural style of the building and the landscaping in developing a quality image of the City of Hayward and shall be approved by the Planning Director. The maximum height of the luminaires shall be no greater than the height of the structures unless otherwise permitted by the Planning Director. The lighting, and its related photometric, plan shall be reviewed and approved by the Planning Director.

19. Tenant improvements may not affect the exterior of the building, especially the storefront windows on either end, without the prior approval of the Planning Director.
20. The mass of the buildings shall be softened with landscaping along the front and ends of the buildings. This could be accomplished with the addition of raised planters along the base of the buildings between the storefronts and at the building ends.

Landscaping

21. The applicant shall submit detailed landscaping and irrigation plans prepared by a licensed landscape architect for review and approval by the City. Landscaping and irrigation plans shall comply with the City's Water Efficient Landscape Ordinance and the following requirements. The plant list as shown is not approved. Narrow turf areas should be avoided.
 - a. Parking areas shall include a minimum of one 15-gallon parking lot tree for every six parking stalls. The minimum dimension of any new tree well or landscape median shall be five feet, measured from back of curb. Parking rows shall be capped by landscaped islands.
 - b. All masonry walls and trash enclosures shall be continuously buffered with shrubs and vines.
 - c. All blank building façades, at the discretion of the Planning Director, shall be softened with a combination of vertical-growth landscape materials and vines on decorative trellises or raised planters.
 - d. Above ground utilities (e.g. gas or electric meters, backflow devices) shall be screened from the street with shrubs.
 - e. Where any landscaped area adjoins driveways or parking areas, Class B Portland Cement concrete curbs shall be constructed to a height of six inches above the adjacent finished pavement.
 - f. One 24" box street tree is required for every 20-40 lineal feet of frontage. Spacing is dependent on the species. Trees shall be planted to fill vacancies in the street tree pattern and to replace any dead or dying trees. Trees shall be planted according to City Standard Detail 122. Street trees shall be planted away from sanitary sewer lines.
51. Landscaping shall be installed and a Certificate of Substantial Completion and an Irrigation Schedule shall be submitted prior to issuance of a Certificate of Occupancy.
52. Landscaping shall be maintained in a healthy, weed-free condition at all times and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration, and minimize the use of fertilizers and pesticides, which can contribute to runoff pollution. The owner's representative shall inspect the landscaping on a monthly basis and any dead or dying plants (plants that exhibit over 30% dieback) shall be replaced within ten days of the inspection. Trees shall not be severely pruned, topped or pollarded. Any trees that are pruned

in this manner shall be replaced with a tree species selected by, and size determined by the City Landscape Architect, within the timeframe established by the City and pursuant to the Municipal Code.

Parking/Driveways

53. All parking stalls and maneuvering areas shall meet the minimum standards of the City Parking Ordinance. The parking areas shall be paved with either Portland cement or asphalt concrete and the area shall be striped to designate the parking stalls. The Planning Director shall approve the design of the driveway, curbing and materials to be used. Aisles, approach lanes, drive-through lanes and maneuvering areas shall be marked and maintained with directional arrows and striping to control traffic flow.
54. Vehicular circulation areas shall be signed as a fire lane and posted for no parking except within designated parking stalls and pick-up areas.
55. Submit copies of any reciprocal parking agreements with the building permit application.

Utilities

27. Show location of water and sewer main in the abutting street on plans. Show location of existing and proposed water meters on plans. Water meters are to be located at least 2 feet from top of driveway flare and 6 feet from sanitary sewer lateral. Provide gallon per minute demand on plans to determine proper water meter size.
28. Install Reduced Pressure Backflow Prevention Assembly per City of Hayward Standard Detail 202 on all domestic & irrigation water meters.
29. Show following notes on plans:
 - a. Provide keys/access code/automatic gate opener to utilities for all meters enclosed by a fence/gate per Hayward Municipal Code 11-2.02.1.
 - b. Only Water Distribution Personnel shall perform operation of valves on the Hayward Water System.
 - c. Water and sewer service available subject to standard conditions and fees in effect at time of application.

Public Safety

Fire Protection

30. An automatic fire sprinkler system is required for the buildings. The overhead fire sprinkler system shall be designed and installed as per NFPA 13 Standards. If tenants are unknown, this building will be required to have an automatic fire sprinkler system designed with an overhead density and calculated area of **.33 GPM / 3,750 square feet**.
31. The underground fire service line for the building's fire sprinkler system shall be designed and installed per NFPA 24 Standards. Underground fire service lines shall also meet City of Hayward Fire Department Standards (Detail #204) for installation of check valve, fire department connection (FDC) and post indicator valve (PIV).

32. Portable fire extinguishers with a minimum rating of 2A:10BC shall be required for the building (each tenant space) at time of tenant occupancy.
33. Fire sprinkler system(s) shall be provided with a central station monitoring for waterflow activity.
34. A minimum building address of 6", on contrasting background, shall be installed in an approved location on the structure so as to be visible from the access lane or street.
35. No use or storage of hazardous materials will be allowed within the building (or each tenant space) unless reviewed and approved by the Fire Department. Each tenant shall obtain a City of Hayward business license prior to occupancy. At that time, any hazards listed on the application may cause the imposition of additional Fire Department requirements.

Hazardous Materials

36. If any potential land contamination is found prior to new foundation construction, the applicant shall contact the Hazardous Materials Office at (510) 583-4900.
37. If any asbestos is found during demolition, the applicant, as well as the demolition contractor, is required to obtain a Fire Department permit for asbestos removal.

Solid Waste

38. The owner(s) and/or tenants shall participate in the City's recycling program. The applicant shall clearly indicate the proposed location and dimensions of each enclosure, indicating whether the trash and recyclables will be compacted. The applicant must also indicate the number and type of refuse and recycling containers that will be used. The space and available capacity provided for the storage of trash must be the same size as that provided for recyclables. The procedure that must be followed regarding sorting and collection of recyclables is provided for in Section 3.2.02 of the Franchise Agreement.
39. A 6-inch wide curb or parking bumpers must be provided along the interior perimeter of trash enclosure walls to protect them from damage by the dumpster. A 6-inch wide parking bumper, at least 3 foot long, should also be placed between the refuse dumpster(s) and the recycling containers.
40. A minimum space of 12 inches must be maintained between the dumpster(s) and the walls of any trash enclosure and the recycling carts/dumpster to allow for maneuvering the dumpster(s). A drain to the sanitary sewer should be provided beneath the refuse dumpster(s) wherever wet waste, such as food waste, is generated and wherever can washing areas are located.
41. If any equipment/trash enclosure is gated, the gates and hinges must be flush with the enclosure wall. It is important to ensure that the gates open straight out and that the hinges and that the gate be flush with the enclosure wall, in order to allow adequate maneuverability of the equipment/dumpster in and out of the enclosure to service it.

42. The applicant must ensure that there is adequate space for a garbage truck to service each dumpster. A 40-foot turning radius is adequate for garbage trucks.
43. The applicant is required to submit for review by the Solid Waste Manager an on-site recycling plan, which would be implemented during the entire demolition and construction phases. The plan must:
 - a. Show the anticipated start and completion dates of the project.
 - b. Estimate the quantities of construction and demolition waste that will be generated by the project.
 - c. Estimate the quantities of material that will be recycled and identify the facilities that will be used.
44. The applicant must ensure that construction and demolition debris is removed from the site by a licensed contractor as an incidental part of a total construction, remodeling, or demolition service offered by that contractor, rather than as a separately contracted or subcontracted hauling service using debris boxes, or is directly loaded onto a fixed body vehicle and hauled directly to a disposal facility that holds all applicable permits.
45. The applicant shall provide for adequate on-site storage capacity for recyclables within the buildings, including storage space for containers to store paper, glass/plastic/metal beverage containers, and other recyclables where these materials are generated.
46. The applicant shall ensure that the specifications of any compactor meet the approval of Waste Management.
47. The applicant must contact the City's franchised hauler, Waste Management of Alameda County, at 537-5500 to arrange for delivery of containers with sufficient capacity to store construction and demolition materials to be landfilled.

Engineering/Transportation Division

48. A preliminary soils report shall be submitted for review and approval of the City Engineer prior to the issuance of a building permit.
49. The applicant shall pay the appropriate Supplemental Building Construction & Improvement Tax prior to receipt of a certificate of occupancy.
50. Prior to commencement of any clearing, grading or excavation, the developer shall submit evidence to the City that a Notice of Intent (NOI) has been submitted to the State Water Resources Control Board.
51. The project plan shall identify Best Management Practices (BMPs) appropriate to the uses conducted on-site to effectively prohibit the entry of pollutants into stormwater runoff to the maximum extent practicable.
52. An Operation & Maintenance Information for Stormwater Treatment Measures shall be completed by the property owner and a Stormwater Management/BMPs Facilities Maintenance

Agreement shall be executed between the owner and the City of Hayward and shall be submitted to the City prior to the issuance of a certificate of occupancy.

53. Plans shall show the existing catch basin and sanitary sewer line. Related easements and improvements may have to be relocated subject to review by the City Engineer.
54. Plans shall show the proposed locations of the sanitary sewer laterals and water services.
55. Plans shall show the existing and proposed on-site drainage systems.

FINDINGS FOR APPROVAL
PL 2003-0113 SPR
24301 Southland Drive
Francisco Trujillo for Tait & Associates (Applicant) /
Southland Office Center Investors LLC (Owner)

Based on the staff report and the public hearing record:

1. No significant or potentially significant impacts are expected as a result of the project and the project is considered a Class 32 Categorical Exemption (infill development), per the California Environmental Quality Act;
2. The development is compatible with the adjacent Washington Mutual Bank building in that the proposed height, bulk and scale are appropriate and provide a transition from other taller buildings in the immediate vicinity and Southland Drive. Also, the architectural style will be a desired feature in the area, compatible with the varying styles of different time periods;
3. The development and recommended conditions of approval take into consideration physical and environmental constraints, blending well with existing parking and circulation patterns;
4. The development complies with the intent of City development policies and regulations for the Central Business District and the General Plan, calling for a concentration and a variety of shopping opportunities; and
5. The development will be operated in a manner determined to be acceptable and compatible with surrounding development in that the proposed use is similar to, and compatible with, other development in the area.

S O U T H G A T E

AREA HOMEOWNERS ASSOCIATION

March 07, 2003

Arlynne J. Camire, AICP
Associate Planner Planning Division
City of Hayward
777 B Street
Hayward, CA 94541

Re: PL-2003-0113 SPR
24301 Southland Drive

Ms. Camire

The Southgate Area Homeowners Association met on March 5th 2003 to discuss the request to remove the existing building at 24301 Southland Drive and construct two new buildings.

Members decided that this plan was not a good idea. A variety of concerns were expressed ranging from location to layout to uses.

This is a busy location with lack of parking and some circulation problems. Construction of buildings like these, A strip center, Will be inappropriate for this location. This project will encourage many trips, Both pedestrian and automobile, In and out of a location that is already congested and can pose some less than ideal conditions for pedestrians.

We discussed the area's overall plan and layout. We believe this project has too many shop spaces and is not in keeping with the area's plan. This is an area for regional uses and retailers. Regional businesses provide the support and synergy for the other regional stores, services, and restaurants.

The members of the association listed both the types of businesses that they felt were not appropriate and those they would recommend be looked at for the location.

Inappropriate Business Types:

Convenience Store
Liquor Store, Alcohol Shop
Check Cashing / Loan Services
Cigarette Store
Tattoo Parlor
Fast Food and Drive Through restaurants
Laundromat

P.O. BOX 4032 HAYWARD, CALIFORNIA 94540

Appropriate Business Types:

Party Supply Store
Large Bookstore
Sit-down Restaurant
Large Sporting Goods Store
Financial Institution
Office Uses

In summary the uses that the Association believes should be at this location are larger regional operations that will fit into and enhance the area, Not uses that are much more suited toward a location in a strip center with needed circulation and parking.

Thank you for keeping our association informed of projects in our neighborhood. We are always happy to offer our suggestions.

Sincerely,
The Southgate Area Homeowners Association Board

<u>Qty.</u>	<u>Size</u>	<u>Key</u>	<u>Botanical Name - Common Name</u>
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TREES		
6	#15	CER. SIL. <i>Ceratonia siliqua</i> - Carob
7	15	PYR. ARI. <i>Pyrus calleryana</i> 'Aristocrat' - Flowering Pear
9	15	PYR. CAP. <i>Pyrus calleryana</i> 'Capitol' - Flowering Pear
8	15	RAP. MAJ. <i>Raphiolepis</i> 'Majestic Beauty' - Standard Raphiolepis

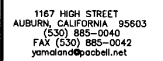
24	#1	ASA. AFR.	<i>Agapanthus africanus</i> - Lily of the Nile
19		BGR. THU.	<i>Berberis thunbergii</i> - Japanese Barberry
19	5	ESC. TER.	<i>Escallonia 'Terri'</i> - Escallonia
22	5	LIG. TEX.	<i>Ligustrum texanum</i> - Mock-leaf Privet
12	5	MAH. COM.	<i>Mahonia aquifolium 'Compacta'</i> - Compact Oregon Grape
15		NEM. PET.	<i>Nerium oleander 'Petite Pink'</i> - Dwarf Oleander
32	5	PHO. RUB.	<i>Philomelum texanum 'Rubra'</i> - New Zealand Flax
30	5	RAP. JAC.	<i>Rhaplophoe indica 'Jack Evans'</i> - India Hawthorn
4	5	TRA. SPAS.	<i>Trachelospermum jasminoides</i> - Star Jasmine (staked)
23	5	VIB. JAC.	<i>Viburnum tinnus 'Spring Bouquet'</i> - Spring Bouquet Viburnum

#1 ROS. PRO. *Rosmarinus officinalis* 'Prostratus' - Dwarf Rosemary @ 36" O.C.

NOTE: PROVIDE A MINIMUM THREE FOOT CLEARANCE AROUND ALL FIRE PROTECTION EQUIPMENT.

<u>TREE SYMBOL</u>	<u>100%</u>	<u>50%</u>	<u>25%</u>
CER. SIL.		3 (481) = 1,443	
PYR. ARI.	2 (962) = 1,924	3 (481) = 1,443	

TOTAL PAVED AREA	6,750 s.f.
SHADE REQUIRED	3,375 s.f.
SHADE PROVIDED	4,810 s.f.
PERCENT SHADE	71%



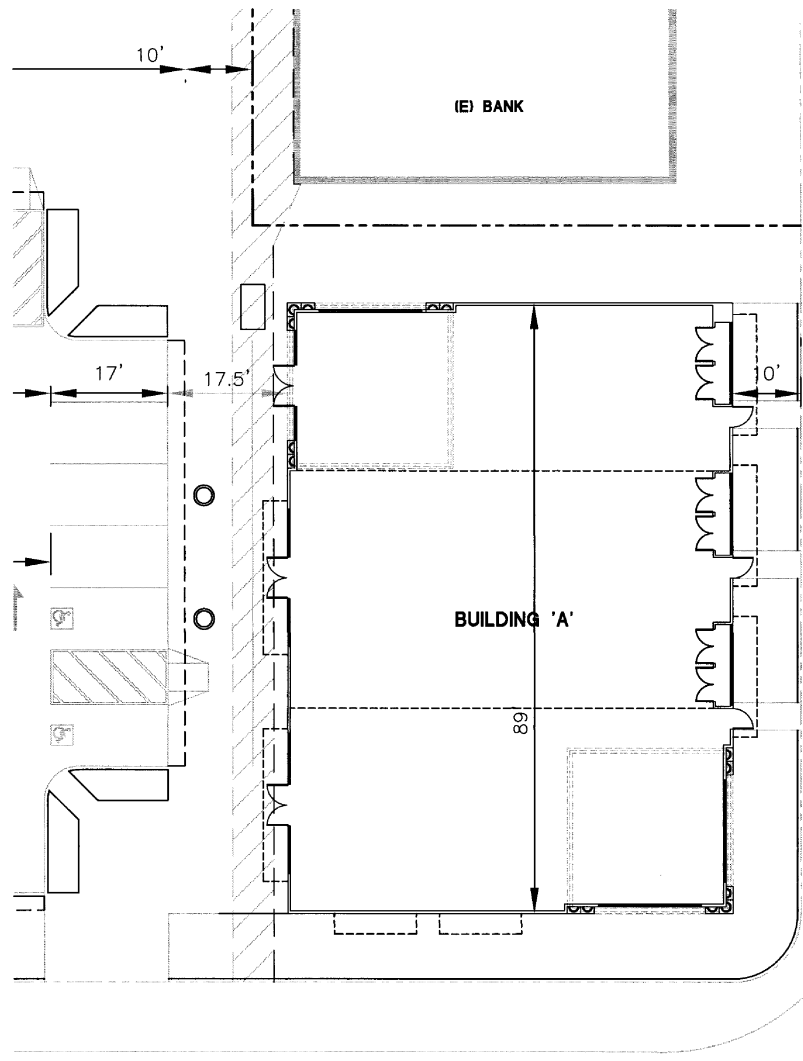
UNITED GROWTH PARTNERS
SOUTHLAND DRIVE
HAYWARD, CALIFORNIA

Sheet Title
PLANTING PLAN



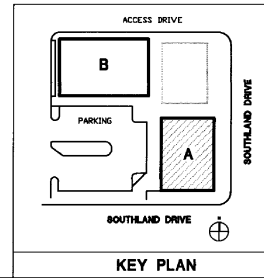
No.	Date	Revision
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△		
△		
△		

Project Wg.: JMA
 Drawn By: JMA
 Scale: 1" = 20' - 0"
 Date: 1/7/03
 File Name: SDPL of 1



FLOOR PLAN
SCALE: 1/8" = 1'-0"

SOUTHLAND DRIVE



KEY PLAN

CONCEPTUAL FLOOR PLAN- BUILDING 'A'
SOUTHLAND DRIVE
HAYWARD, CA
UNITED GROWTH PARTNERS

SR	DATE	BY	PROJECT RELEASE
01	06/02	1/2" = 1'-0"	AP-BUILT

A1.1

1001 Colony Way, #304
Concord, CA 94520
(925) 660-6800
(925) 660-7678 Fax



Service Area - Riverside Counties - San Diego - Phoenix - Fresno - Los Angeles - Longland



SCALE: 1/8" = 1'-0"



F:\JOB\SP-5203\CONCEPTUAL\5203\FLOORPLAN 2/12/03

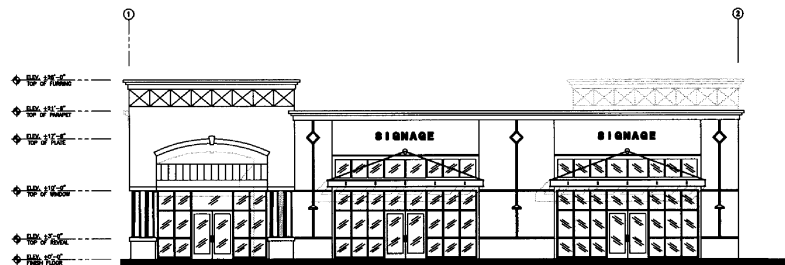
SR	TF
01/08/03	1/8"=1'-0"

A1.2

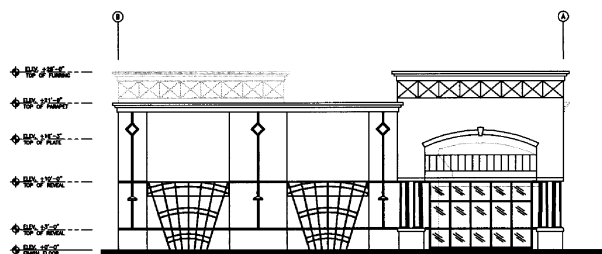
1001 Galaxy Way, #304
Concord, CA 94520
(925) 680-6800
(925) 680-7878 Fax



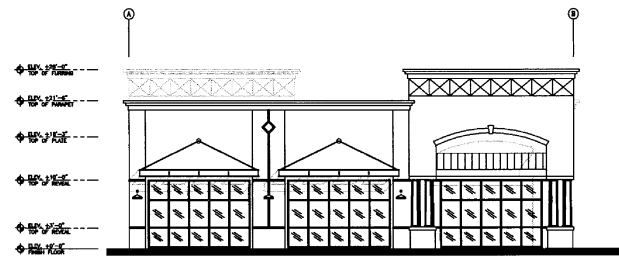
Santa Ana • Rancho Cordova • San Diego • Phoenix • Tucson • Reno • Las Vegas • Loveland



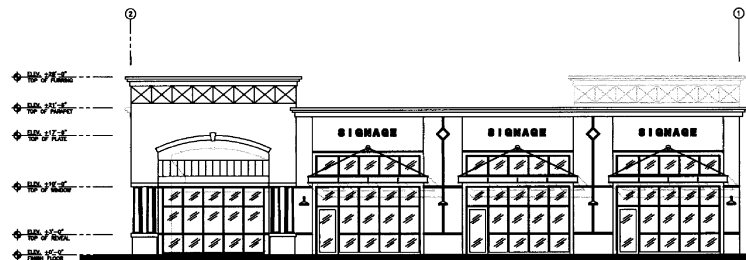
A WEST ELEVATION



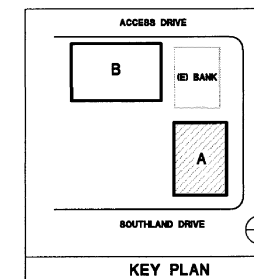
C NORTH ELEVATION



B SOUTH ELEVATION



D EAST ELEVATION



KEY PLAN

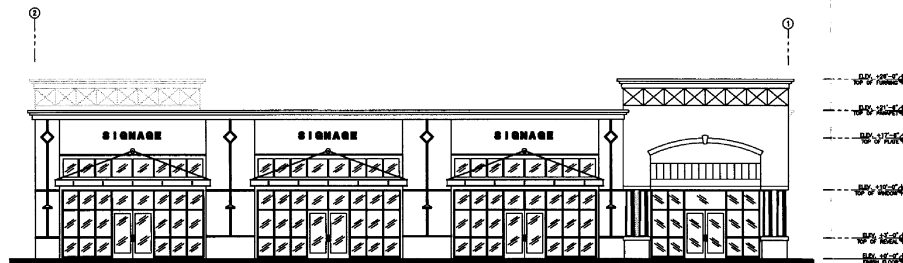
EXTERIOR ELEVATIONS - BUILDING 'A'
SOUTHLAND DRIVE
HAYWARD, CA
UNITED GROWTH PARTNERS

A6.1

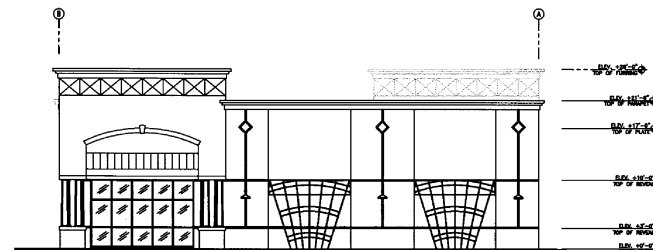
1001 Colony Way, #304
Concord, CA 94520
(925) 805-8800
(925) 805-8776 Fax



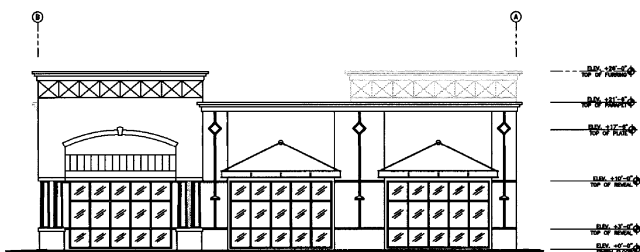
MASTER REVISIONS				
NO.	DATE	REVISIONS	BY	PROJECT RELEASE
				PERMIT
				NO
				CONST.
				AS-BUILT



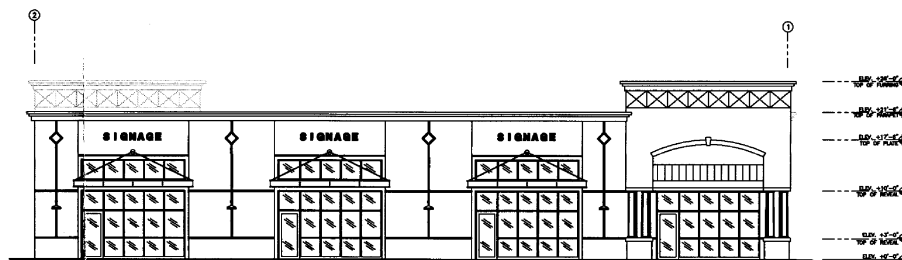
A SOUTH ELEVATION



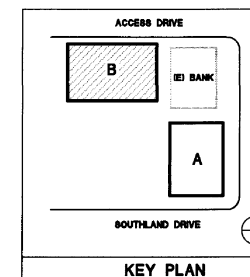
B EAST ELEVATION



C WEST ELEVATION



D NORTH ELEVATION



KEY PLAN

EXTERIOR ELEVATIONS - BUILDING 'B'
SOUTHLAND DRIVE
HAYWARD, CA
UNITED GROWTH PARTNERS

DATE: 11/22/03
SCALE: 1/8" = 1'-0"
A6.2

NO.	DATE	BY	PROJECT RELEASE
			REVISION
			NO.
			COMET
			AS-BUILT

1001 Galaxy Way, #304
Concord, CA 94520
(925) 660-6800
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